

**CHAPTER 15.09
LANDSCAPING STANDARDS**

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15.09.010 - Purpose.

A. Landscaping standards apply to all new multifamily, commercial and industrial uses, including change of use, and parking lots of 4 spaces or more.

B. For sites which do not conform to these requirements, an equal percentage of the site must be made to comply with these standards as the percentage of building or parking lot expands, (e.g., if the building or parking lot area is to expand by 25%, then 25% of the site must be brought up to the standards required by this ordinance).

15.09.020 - Procedure. A landscaping plan shall be submitted to the city at the time of application for a building permit conditional use permit, or site plan review for all new multifamily, commercial, industrial uses, including change of use, and parking lots of 4 spaces or more.

A. The city planner shall review all landscaping plans for compliance with the provisions of this ordinance and notify the property owner of deficiencies in a submitted plan.

B. A building permit, conditional use permit or site plan review shall not be issued until a landscaping plan has been approved.

C. The required landscaping shall be in place prior to issuance of a certificate of occupancy or a schedule for its completion prepared and approved.

15.09.030 – Submittal Requirements for Landscaping Plan. A landscaping plan submitted to the city as required by this ordinance shall identify the placement and type of plant materials, including all necessary irrigation systems. Submittals may be required by the city to be reviewed by a qualified professional experienced and knowledgeable in design, installation, maintenance, and survival with native, drought tolerant plants, of local origin. When required review by the qualified professional shall be sufficient to provide an effective means for evaluating whether the chosen plant materials will be able to and include:

A. Survive in the climate and soils of the proposed site.

- B. Satisfy the functional objectives of landscaping as detailed in this ordinance, including erosion control, screening and shade within a reasonable time.
- C. Location of underground irrigation system including drip sprinkler heads or other water saving irrigation methods where applicable.
- D. Location and height of fences, buffers, and screening.
- E. Location of terraces, decks, shelters, play areas, and common open spaces.
- F. Location, type, size, and species of existing and proposed plant materials with delineation of which trees and plant materials will be retained.

15.09.040 – General Landscaping Standards. The following landscaping standards apply to all new multifamily, commercial and industrial uses, including change of use, and parking lots of 4 or more spaces.

- A. The standards set forth in this ordinance are minimum standards for landscaping.
- B. Unless otherwise provided by a lease agreement, the owner, tenant, and their agent, if any, shall be jointly responsible for the maintenance of all landscaping. Landscaping material shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris.
- C. The property owner shall be responsible for any future damage to a street, curb or sidewalk caused by landscaping.
- D. Landscaping shall be selected and located to deter sound, filter air contaminants, curtail erosion, contribute to living privacy, reduce the visual impacts of large buildings and paved areas, screen, and emphasize or separate outdoor spaces of different uses or character.
- E. Landscaping in parking areas shall be planted in combination along the perimeter and in the interior of the lot and shall be designed to guide traffic movement and lessen the visual dominance of the lot.
- F. Plants that minimize upkeep, water consumption, and maintenance shall be selected.
- G. Plants shall complement or supplement surrounding natural vegetation. Specifically, native plant species that are drought resistant shall be selected.
- H. Plants chosen shall be in scale with building development.
- I. Minimum landscaping as a percent of gross site area shall be as follows:

TABLE 15.09-A
Minimum Landscaping Area Requirements by Zone

<u>ZONE</u>	<u>PERCENT</u>
Multifamily	20%
Commercial	15%
Industrial	15%
Parking Lots	10%

J. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 1½ inches unless a smaller tree is determined by a specialist in local native plants, to have significantly increased survival rate and comparable other benefits within the first five years and be adequately staked for planting.

K. Evergreen trees shall be a minimum of 3 feet in height, unless a smaller tree is determined by a specialist in local native plants, to have significantly increased survival rate and comparable other benefits within the first five years. Trees shall be fully branched and adequately staked for planting.

L. Shrubs shall be a minimum 18 inches in height and spaced not more than 4 feet apart for planting.

M. Watering systems shall be installed to assure landscaping success and shall be demonstrated to minimize water consumption. If plantings fail to survive, it is the responsibility of the property owner to replace them.

N. Trees shall not be planted closer than 25 feet from the curb line of intersections of streets or alleys, and not closer than 10 feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.

O. Street trees shall not be planted closer than 20 feet to light standards. Except for public safety, no new light standard location should be positioned closer than 10 feet to any existing street tree, and preferably such locations will be at least 20 feet distant.

P. Trees shall not be planted closer than 2½ feet from the face of the curb except at intersections, where it should be 5 feet from the curb in a curb return area.

Q. Where there are overhead power lines, tree species that will not interfere with those lines shall be chosen.

R. Trees shall not be planted within 2 feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least 4 feet by 4 feet; however, larger cuts are encouraged because they allow additional air and water into the root system and add to the health of the tree. Space between the tree and such hard surface

may be covered by permeable non-permanent hard surfaces such as grates, brick on sand, paver blocks, cobblestones, or ground cover.

S. Trees, as they grow, shall be pruned to their natural form to provide at least 8 feet of clearance above sidewalks and 12 feet above street roadway surfaces.

T. Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be used to save existing street trees, subject to approval by the city Engineer.

U. Vision clearance hazards shall be avoided.

V. The installation of all landscaping shall be as follows:

1. All landscaping shall be installed according to accepted planting procedures in accordance with the provisions of this ordinance and generally following the provisions of Sunset New Western Garden Book, latest edition, Land Publishing Company, Menlo Park, California.
2. The plant material shall be of high grade, shall be native drought tolerant, and shall be of local origin when possible. All plant materials must be healthy, disease free, well branched stock characteristic of the species.

15.09.050 – Landscaping and Development Standards for Entrances. The following standards will be required for new commercial, multifamily, industrial uses, including change of use, and parking lots of 4 spaces or more on properties along Highway 30 of the city limits of Mosier.

A. For sites which do not conform to these requirements, an equal percentage of the site must be made to comply with these standards as the percentage of building or parking lot expansion, e.g., if building or parking lot area is to expand by 25%, then 25% of the site must be brought up to the standards required by this ordinance.

1. Entrances. Along Highway 30 starting at Mosier Manor and ending one-half mile east of Mosier Creek Bridge
2. Standards.
 - a. An average 10 foot wide landscaped area, at minimum, shall be planted along the perimeter of the parcel fronting the street right-of-way as part of the landscape requirement.
 - b. Street trees shall be placed at the rate of one tree for every 30 feet of street frontage. Trees shall be evenly spaced, with variations to the spacing permitted for specific site limitations, such as driveway approaches.

15.09.060 - Violation. Failure to comply with the standards subsequent to issuance of the building permit for new construction shall constitute a violation of these regulations and be subject to the penalty and abatement proceedings by the city.